

Community Development

COMMUNITY DEVELOPMENT

Mount Vernon Avenue Improvements	Mount Vernon Avenue between Bellefonte and Nelson Avenues
Municipal Waterfront Improvements	Potomac Waterfront at the Torpedo Factory Plaza & South Waterfront Area, which includes Jones Point, the Ford Plant & City Marina
Route 1 Beautification	Route 1 along Potomac Yard
Four Mile Run Maintenance	Four Mile Run along the Alexandria City Line
City Marina Waterfront Dredging	Potomac River from the Torpedo Factory to Founders Park
Samuel Madden Homes Downtown	Bound by Pendleton, Prince, North Royal and Pitt Streets
Redevelopment of Arlandria	Mt. Vernon Avenue and West Glebe Road Area

DOWNTOWN TRANSPORTATION/PARKING

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
No current project	Desirable	Not applicable at this time	T&ES

Project Summary: Commercial development and redevelopment in Alexandria's downtown areas have created increasing pressures for transportation and parking improvements. In response to these pressures, many actions have been taken, including the modification of parking regulations and fees, the construction of parking facilities to support the redevelopment of the Torpedo Factory and the construction of a privately operated parking garage on City-owned property at Cameron and Columbus Streets, which was completed in the spring of 1995. Additionally, a parking garage at Queen and Lee Streets was completed in the spring of 1998. The garage was constructed by the private developer of townhouse units, under which the garage is located, and subsequently purchased by the City. Its operations are contracted for by the City. The modification of fees for the use of City parking garages and parking lots were approved as part of the FY 2003 budget process.

Although there are no parking projects currently planned, a nominal sum remains budgeted as a placeholder in the out year (FY 2009) of the capital improvement program to allow for additional parking facility projects to be included as appropriate projects are identified and brought forward for City Council's consideration.

Project Costs to Date: The total allocated to date prior to FY 2003 for Downtown Transportation/Parking was \$8,862,600.

Change in Project from Prior Fiscal Years:

- There has been no change in the funding for this capital project.

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
ENGINEERING & PLANS	0	0	0	0	0	0	5,000	5,000
TOTAL PROJECT	0	0	0	0	0	0	5,000	5,000
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	0	0	0	0	0	0	5,000	5,000

MOUNT VERNON AVENUE IMPROVEMENTS

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
Undergrounding/ Streetscaping	Very desirable	Permanent	T&ES

Project Summary: This project provides for the undergrounding of utility wires and streetscaping along the length of Mt. Vernon Avenue.

Project Description: This project has contributed to the revitalization of the Mt. Vernon Avenue commercial corridor by helping to define the architectural character of the area and by supporting specific private investments. Public improvements have included the undergrounding of utility wires and street beautification, to include tree planting, the installation of new brick sidewalks, the repair of curbs and gutters, crosswalks and the installation of street furniture and street signs. These improvements are in accordance with the Mount Vernon Avenue Urban Design Guidelines as adopted by the City Council in 1993. The Mt. Vernon Avenue improvements have been phased in over a number of years. The first three phases, covering the area extending from the Alexandria City limits at Four Mile Run to Herbert Street, were completed in late 1995. Phase Four, the undergrounding and streetscaping of Mount Vernon Avenue from the Calvert Apartments to the Mount Vernon School, began in the spring of 1996 and was completed in Summer 1999.

Phase Five, which includes Mount Vernon Avenue between Nelson Avenue and Bellefonte Avenue, is expected to begin in Spring 2003. \$200,000 is budgeted in FY 2004 to fully fund Phase Five undergrounding. An additional \$600,000 is budgeted in FY 2005 to fund the streetscaping improvements related to Phase Five.

In addition to the undergrounding and streetscaping, approximately \$1.0 million in federal Community Development Block Grant (CDBG) funds have been used to support commercial revitalization in the corridor, including a commercial revitalization loan program. The majority of these monies were used through FY 1992 to write-down revitalization loans to commercial property owners and commercial tenants, as well as for assistance to women- and minority-owned businesses.

Project Costs to Date: The total allocated to date for Mt. Vernon Avenue Improvements is \$7,751,646.

Change in Project from Prior Fiscal Years:

- \$200,000 has been budgeted in FY 2004 to fully fund Phase Five of the Mount Vernon Avenue undergrounding project;
- \$600,000 has been budgeted in FY 2005 to fund the streetscaping improvements related to Phase Five of the Mount Vernon project.

MOUNT VERNON AVENUE IMPROVEMENTS

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY 2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
UNDERGROUND- /STREETSCAPING	593,604	200,000	600,000	0	0	0	0	1,393,604
TOTAL PROJECT	593,604	200,000	600,000	0	0	0	0	1,393,604
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	593,604	200,000	600,000	0	0	0	0	1,393,604

MUNICIPAL WATERFRONT IMPROVEMENT PROGRAM

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
Waterfront Park Improvements	Essential	25 years	T&ES

Project Summary: This project provides for general improvements and maintenance to the City's waterfront, including open space area improvements and active park area improvements. These improvements are consistent with the Waterfront Master Plan and include improvements to Waterfront Park, lower King Street, and the South Waterfront area, which includes Jones Point, the Ford Plant and the Old Town Yacht Basin.

Waterfront Park Improvements: In October 1999, \$674,000 (\$100,000 funded by a developer contribution) was allocated to provide funding for removal of deteriorating piles at the Old Town Yacht basin; for the inspection and repair of the waterfront bulkhead at Point Lumley Park; and the inspection and repair of dolphins used for tying up and docking large boats. \$350,000, allocated in September 2001, will provide for the installation of a dry pipe system as a more effective means of combating a fire than the current configuration of fire hydrants that only provides fire fighters with limited access to the waterfront. The installation of the dry pipe system is scheduled to be completed in FY 2003.

A total of \$850,000 was allocated in September 2001 to fund the planned repairs to the bulkhead at Point Lumley Park, including complete steel sheet piling replacement and landscaping; and modifications to the pier in front of the Chart House including mooring piles and a dolphin to render it suitable for the receipt and docking of mid-size boats. \$100,000 was budgeted in FY 2003 to complete the improvements. This waterfront improvement work, with the exception of the Torpedo Factory inlet to alleviate the problems of trash and debris accumulation, was completed in FY 2003.

Project Costs to Date: The total allocated to date for the Municipal Waterfront Improvement Program is \$3,136,180.

Change In Project From Prior Fiscal Years:

- There has been no change in the funding for this capital project.

MUNICIPAL WATERFRONT IMPROVEMENT PROGRAM

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY 2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
WATERFRONT IMPROVEMENTS	100,000	0	0	0	0	0	0	100,000
TOTAL PROJECT	100,000	0	0	0	0	0	0	100,000
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	100,000	0	0	0	0	0	0	100,000

ROUTE 1 BEAUTIFICATION

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
Landscaping	Desirable	20 years, absent storm damage	T&ES/ Recreation

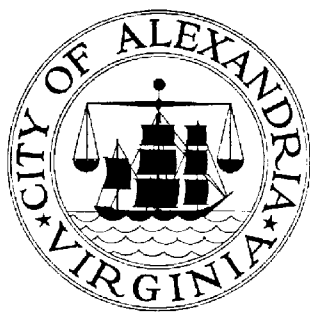
Project Summary: This project provides funding for safety and beautification improvements along Route 1 (Jefferson Davis Highway) to coincide with development of Potomac Yard. For information regarding roadway/traffic capital projects associated with Route 1, the Monroe Avenue Bridge and Potomac Yard, please refer to the capital project entitled "Potomac Yard Road and Bridge Improvements" in the Streets and Bridges section of the CIP document.

Project Description: \$20,000 in unallocated prior year monies remain to provide for the planting of trees along Route 1 to coincide with the development of Potomac Yard and completion of street improvements.

Change in Project from Prior Fiscal Years:

- There has been no change in funding for this project.

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY 2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
TREE PLANTING	20,000	0	0	0	0	0	0	20,000
TOTAL PROJECT	20,000	0	0	0	0	0	0	20,000
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	20,000	0	0	0	0	0	0	20,000



STREAMS MAINTENANCE AND WATERFRONT DREDGING

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
Stream and Channel Maintenance	Essential	1 year	T&ES
Four Mile Run Channel Maintenance	Essential	3 years	T&ES
City Marina Waterfront Dredging	Essential	5 years	T&ES

Project Summary: This project provides for the dredging program for the Alexandria waterfront and for maintaining streams and channels throughout the City.

City Marina Waterfront Dredging: In FY 1996, City Council approved the allocation of \$628,100 for the dredging of the waterfront marina from the Torpedo Factory to Founders Park. Seven years later the City Marina area once again required dredging due to the accumulation of silt resulting in the number of boat slips available for rental to decline. \$750,000 was allocated in September 2002 to dredge the City marina area from the Torpedo Factory to Founders Park for the reasons noted above. To examine and develop methods by which siltation may be minimized in the future and to extend the dredging cycle from 5-7 years to 9-11 years, a total of \$120,000 (\$20,000 in FY 2003 and \$100,000 in FY 2004) has been budgeted to conduct a Siltation Study.

Stream and Channel Maintenance: This subtask also includes an annual capital maintenance budget to maintain various streams and channels throughout the City to preserve their capacity to carry the 100 year flood water. The work being done in channel and stream maintenance is to maintain the design capacity. \$100,000 in prior year unallocated monies remain available for maintenance, and annual funding of \$100,000 for on-going maintenance is budgeted in FY 2004 through FY 2009 to keep the streams and channels clear of debris and siltation.

Four Mile Run Maintenance: This subtask reflects the City's share of the Four Mile Run Channel Maintenance agreement with Arlington County. The City's share was budgeted at \$100,000 per year, up to a maximum of \$900,000 which is now fully funded.

Change In Project From Prior Fiscal Years:

- Annual funding of \$100,000 has been extended through FY 2009 for stream and channel maintenance.

STREAMS MAINTENANCE AND WATERFRONT DREDGING

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
STREAM/CHANNEL MAINTENANCE	0	100,000	100,000	100,000	100,000	100,000	100,000	600,000
FOUR MILE RUN MAINTENANCE	900,000	0	0	0	0	0	0	900,000
CITY MARINA WATERFRONT DREDGING	40,000	100,000	0	0	0	0	0	140,000
TOTAL PROJECT	940,000	200,000	100,000	100,000	100,000	100,000	100,000	1,640,000
LESS REVENUES	900,000	0	0	0	0	0	0	900,000
NET CITY SHARE	40,000	200,000	100,000	100,000	100,000	100,000	100,000	740,000

SAMUEL MADDEN HOMES DOWNTOWN REDEVELOPMENT

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
No current project	Highly desirable	40 + years	Alexandria Redevelopment and Housing Authority (ARHA)

Project Summary: In the fall of FY 2001, the City Council and the Alexandria Redevelopment and Housing Authority (ARHA) agreed to redevelopment guidelines for the Samuel Madden Homes (Downtown) housing redevelopment project. It is contemplated that 100 units of existing public housing would be replaced with 152 housing units (100 would be for-sale market rate units and 52 would be public housing units). The 48 remaining replacement public housing units would be constructed or purchased at three scattered sites in the City. In order to finance this major project, a combination of federal HOPE IV funds, land sale proceeds, federal housing tax credits, other federal and State funds, as well as City funds, are likely to be needed. In the fall of 2001, City Council agreed to provide up to \$3.5 million for this project based on to-be-determined project funding needs. \$2.0 million is contemplated to derive from the City's Housing Trust Fund and \$1.5 million from the City's General Fund. As a result, \$1.5 million from the City's General Fund was included in the Approved FY 2003 CIP. \$473,000 was allocated in FY 2003 for the purchase of a replacement housing scattered site as part of this redevelopment project.

Change in Project from Prior Fiscal Years:

- There has been no change in funding for this project.

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY 2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
ENGINEERING & PLANS	1,027,000	0	0	0	0	0	0	1,027,000
TOTAL PROJECT	1,027,000	0	0	0	0	0	0	1,027,000
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	1,027,000	0	0	0	0	0	0	1,027,000

REDEVELOPMENT OF ARLANDRIA

<u>Subtasks</u>	<u>Priority</u>	<u>Estimated Useful Life of Improvement</u>	<u>Project Manager</u>
No current project	Highly	40 + years desirable	Planning and Zoning

Project Summary: Over the last year, an extensive community-based planning process has resulted in a redevelopment vision for a key commercial block of the Arlandria neighborhood. This block at the intersection of Mount Vernon Avenue and West Glebe Road is sometimes referred to as the "Safeway-Datatel" block. If redeveloped, this block would be the keystone in the revitalization of the Arlandria area. In order to accomplish this, land consolidation as well as the construction of a public parking facility have been envisioned in the planning process. More details about this project are contained in the Upper Potomac West Task Force Report (dated June 26, 2001). To begin this long-term redevelopment process, \$2.0 million in funding, primarily for land acquisition, was approved for FY 2003.

In September 2002, the balance required for the acquisition of the Datatel Building, its demolition and the construction of a surface parking lot on the site was allocated.

\$100,000 has been budgeted in FY 2004 for pedestrian improvements in the Arlandria area.

Change in Project from Prior Fiscal Years:

- \$100,000 has been budgeted in FY 2004 for pedestrian improvements.

TASK TITLE	UNALLOCATED PRIOR-FY	FY 2004 CURRENT	FY 2005 FY + 1	FY 2006 FY + 2	FY 2007 FY + 3	FY 2008 FY + 4	FY 2009 FY + 5	TOTAL
ENGINEERING & PLANS	0	100,000	0	0	0	0	0	100,000
TOTAL PROJECT	0	100,000	0	0	0	0	0	100,000
LESS REVENUES	0	0	0	0	0	0	0	0
NET CITY SHARE	0	100,000	0	0	0	0	0	100,000

